

MEMORANDUM

February 7, 2022

TO: Joint Government Operations and Fiscal Policy (GO) and Planning, Housing, & Economic Development (PHED) Committee

FROM: Naeem M. Mia, Legislative Analyst

SUBJECT: **Declaration of No Further Need – Disposition via Sale and Renovation of a Portion of Warner Circle Special Park, 10231 Carroll Place, Kensington, Maryland 20895**

PURPOSE: Vote on recommendations for the Council's consideration

Expected Attendees:

- Greg Ossont, Deputy Director, DGS
- Miti Figueredo, Deputy Director, Montgomery County Parks

The Joint Committee will hold a worksession to discuss the disposition of a portion of Warner Circle Special Park through a proposed sale and renovation to a private developer.

The Council introduced the appropriation and amendment request on November 9, 2021. Public hearing was held on November 30; testimony was received from one resident opposing the proposed disposition. Action is currently scheduled for February 15, 2022. The deadline for the disposition was extended on December 14, 2021 to February 22, 2022.

A. Background

Warner Circle Special Park (WCSP), located in the center of the Kensington Historic District at 10231 Carroll Place, was the home of Brainard Warner, the founder of the Town of Kensington and a significant figure in the development of Montgomery County. The property is protected under a historical preservation easement within the Kensington Historic District and is listed on both the Montgomery County Master Plan for Historic Preservation and the National Register of Historic Places.

This 4.5-acre park was acquired by the County through the Legacy Open Space program in FY2006 for \$6.4 million¹ to preserve historic structures and valuable public open space in a down county location. The County owns the park while Montgomery County Parks (“Parks”) manages the maintenance and operation of the park and its historical structures.

Since acquisition, the County and Parks have funded various improvements and stabilization of the structures through its Restoration of Historic Structures CIP (#P808494) and Warner Circle Special Park CIP (#P118703) totaling appropriations of \$1.7M; an additional \$70,000 per year is spent by Parks on annual building maintenance. State Bond bills totaling \$1.1 million were provided between 2004 and 2015 to fund various restoration and repair projects (including \$400,000 in 2015 to support the establishment of programs and activities on the site).

At the time of acquisition, the County and Parks identified three policy goals: *maintain the preservation of buildings, maintain open space, and provide a public benefit through adaptive reuse.*

B. Proposed Disposition

On October 27, 2021, the County Executive transmitted his request for Council approval of a Declaration of No Further Need (DNFN), contained in Executive Order 078-21, to dispose of a portion of the County-owned (and M-NCPPC-managed) of WCSP.

The disposition is in the form of the sale and renovation to the buyer, Karl Voglmayr, of two historic structures on the site Warner Circle Manor (designated as “Condominium Unit Two”) and Carriage House (“Condominium Unit Three”) into a three-story 15-20 *market-rate* for-sale condominium residences and a public use space. The park grounds (“Condominium Unit One”) will remain owned by the County and managed by M-NCPPC. The buyer will establish a Maryland-registered Limited Liability Company (LLC) to undertake the renovation and development of the site.

After closing, the Buyer will seek to obtain the necessary approvals for the development of Condominium Units Two and Three, including any required historic area work permits and approvals, financing, and building permits. This proposed course of action varies from the County’s usual requirement that such approval such obtained prior to the transfer of County property.

The disposition proposes a purchase price of \$677,500, payable to the County as follows:

- \$200,000 at closing;
- \$100,000 via promissory note secured by a first lien of trust;
- \$100,000 via assignment of the Maryland Heritage Structure Award;
- \$277,500 of in-kind contributions in the form of the public space to be constructed by the developer

¹ Stubbs, K. (2019, September 12). Warner Circle Special Park could become condo development in area. *Montgomery County Sentinel*.

Under the proposed transaction, all proceeds of the sale will be assigned to M-NCPPC to be allocated solely to the rehabilitation, refurbishment, and other costs for the park. Typically, 25% of County land sale proceeds are directed to the Housing Initiative Fund (HIF) and the remaining portion is available for use once the Council appropriates the funds.

C. Proposed Site and Housing Characteristics

Although the final design may differ, the proposed residences (totaling approximately fifteen units) will range in size from 800 to 1,400 square feet (averaging 980 square feet) in 1-and 2-bedroom configurations. Surface parking will be included, as well as a public-use meeting/event space. The total amount of space to be built/renovated is approximately 23,000 square feet. Prices per unit is expected to range from \$450,000 to \$770,000 (or approximately \$550 to \$600 per square foot), averaging \$550,000. A broad sketch drawing of the future use is on circles 33-37.

Development is expected to take another three to three-and-a-half years after approval of the disposition. The proposal is substantially similar to previous proposals endorsed by the Town of Kensington and other stakeholders in 2019 and 2021 (see circles 14-32). The park grounds will remain under County ownership and continue to be managed by Parks as a public park.

The developer has previously renovated the historic National Park Seminary (NPS) Apartments, located several miles from the Town of Kensington in the Forest Glen area. Based on current Redfin data, there are two condo properties currently on the market in the NPS Apartments, including a 1-bedroom, 1-bathroom 1,012 square foot unit listed for \$345,000 and a 3-bedroom, 3-bathroom 2,951 square foot unit listed for \$799,000.

D. Discussion Questions and Staff Comments

1. Does the Joint Committee agree to the proposed use of the property for market-rate, for-sale condo residences after disposition?

Staff comments: Staff notes that the County and Parks has not received any offers or proposals for the adaptive re-use of this property other than from Mr. Voglmayr since acquisition. Public dollars have been used to renovate and maintain the current historic structures in the meantime.

Although the Council received testimony from one resident in opposition to the project, the proposed disposition also has support from the local community, including both the Town of Kensington (see circle 43) and the Friends of Warner Circle (see circles 44-45). The Planning Board approved the disposition at its February 3, 2022 meeting (see circles 38-40).

The Maryland Board of Public Works granted consent to the disposition at its April 24, 2019 meeting, noting that the County “has made extensive efforts for over 10 years to find a viable and fundable use for the grant funded property with no success. The Letter of Intent proposal is the only option that will make use of the vacant, deteriorating buildings

in a way that will preserve their historic significance, meet the need of the community, and is financially possible.”

2. Does the Joint Committee agree to the specific terms of the proposed disposition, including the below fair market value sales price of \$677,500?

Staff comments: The County is not likely to generate a profit from the proposed disposition. In addition, from a strictly housing policy standpoint, the proposed disposition will not significantly advance the County’s affordable housing policy goals. As the total number of units is less than twenty, the proposed development is exempt from the Moderately-Priced Dwelling Unit (MPDU) requirements. However, the sale of each unit will be a payment to the Housing Initiative Fund in the amount of one-half (0.5) percent of the Purchase Price of each dwelling unit, to be collected at settlement of each unit.

It is unclear how much profit the developer may be able to generate from this project. Based on the estimated (as of November 2021) average sale price (\$550,000) and a total of fifteen (15) units, the developer can expect total gross revenues of approximately \$8.3 million. Given the current housing market demand as well as rising costs for materials and labor associated with construction, it is very difficult to estimate what the final sales prices and cost of construction (and thus, the developer’s profit margin) will be when the project is expected to be completed in three-plus years.

From an adaptive reuse policy standpoint, however, the County stands to benefit from the renovation of underutilized historical structures into residences (albeit market-rate), the provision of community spaces open to the public, and reducing ongoing maintenance expenses, while preserving the existing public park site.

3. Does the Joint Committee agree with the Executive’s recommendation that *all* proceeds from the sale of this property be assigned to the Parks department for continued maintenance of the park site?

Staff comments: The County’s disposition law requires that 25 percent of all land sale proceeds stemming from the disposition of County real property be assigned to the Montgomery Housing Initiative (MHI) Fund. The County Executive may waive this requirement for the portion of any proceeds from a sale that the County uses for a related purchase of real property.

In the proposed disposition, the County Executive is recommending that 100 percent of the proceeds (\$677,500) be allocated for rehabilitation, refurbishment, and other maintenance costs associated with the park site. This allocation would likely occur via a supplemental appropriation request for the Warner Circle Special Park CIP, which has \$5.0 million programmed in the Beyond 6-Years specifically for park-related projects (see circles 12-13).

1. Draft Resolution	© 1-2
2. County Executive Transmittal Memo dated October 27, 2021	© 3-5
3. County Executive Transmittal Memo dated September 17, 2021	© 6-8
4. Executive Order #078-21	© 9-11
5. Warner Circle Special Park Project Description Form (PDF)	© 12-13
6. January 2019 Presentation from Developer to Town of Kensington	© 14-32
7. Sketch Drawing of Proposed Development	© 33-37
8. Planning Board Resolution Approving the Sale on February 3, 2022	© 38-40
9. Testimony received from November 30, 2021 Public Hearing	© 41-42
10. Letter from Town of Kensington in Support of Disposition	© 43
11. Letter from Friends of Warner Circle in Support of Disposition	© 44-45

Resolution No: _____
Introduced: November 9, 2021
Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: County Council

SUBJECT: Approval of Disposition via Sale and Renovation of a Portion of
Warner Circle Special Park, 10231 Carroll Place, Kensington, Maryland 20895

Background

1. Montgomery County Code §11B-45 requires the Council to approve a Declaration of No Further Need before the Executive can dispose of real property that has more than nominal value. Prior to seeking Council approval of a Declaration of No Further Need, the Executive must:
 - (a) submit all material terms of the proposed disposition and any appraisal the Executive relied on in setting the property's market value to the Council; and
 - (b) publish a declaration in the County Register and post a notice on the County website that the County has no further need for the property.If the Council, by resolution, approves the Executive's Declaration of No Further Need, the Executive may dispose of the property for fair market value.
2. Montgomery County Code §11B-45 defines a disposition as "a sale, a lease or license for a term of 2 years or longer, or a lease or other document which includes an option to buy. If a license or lease for an initial term of less than 2 years is extended or renewed beyond 2 years, that extension or renewal is a disposition."
3. On September 17, 2021, the Executive transmitted the material terms of the proposed disposition. The Executive recommended the sale of the 4.5-acre County-owned property known as Warner Circle Special Park, located at 10231 Carroll Place, Kensington, Maryland 20895 to a buyer, Karl Voglmayr. The buyer proposed to renovate the structures on the property into fifteen (15) for-sale, condominium residences and a public use space.
4. The property has been managed by the Maryland-National Capital Park and Planning Commission ("Commission") since a 1979 agreement with the County. The property contains the park and two structures, including an 1893-1914 Queen Anne House and a 1914 carriage house. Both structures are protected under a historical preservation easement

within the Kensington Historic District and is listed on both the Montgomery County Master Plan for Historic Preservation and the National Register of Historic Places.

5. On September 17, 2021 Executive Order 078-21 was published in the County Register to give notice of the County's intent to proceed with disposition to Karl Voglmayr to renovate the structures on the property into fifteen (15) for-sale, condominium residences and a public use space. The County and Commission will continue to own and manage the park grounds, respectively.
6. The Council will schedule for a virtual public hearing and action on this recommended disposition at a future date.

Action

The County Council for Montgomery County, Maryland, approves the following action:

The Declaration of No Further Need for a portion of the County property located at 10231 Carroll Place, Kensington, Maryland 20895 is approved and the property may be disposed of as described in the material terms provided to the Council on September 17, 2021, the memorandum dated October 27, 2021, and in Executive Order 078-21 as published in the County Register on September 17, 2021. The County Council waives the requirement that the disposition be a fair market value transaction.

This is a correct copy of Council action.

Selena Mendy Singleton, Esq.
Clerk of the Council




OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

MEMORANDUM

October 27, 2021

TO: Tom Hucker, President
Montgomery County Council

FROM: Marc Elrich, Montgomery County Executive 

SUBJECT: Declaration of No Further Need – Sale and Renovation of a Portion of Warner Circle Special Park

On September 17, 2021, I transmitted material terms to Council and provided notice of the proposed disposition and renovation of a portion of Warner Circle Special Park. The County is the owner of Warner Circle Special Park; however, the Maryland-National Park and Planning Commission (the “Commission”) has managed the property since its acquisition pursuant to an Agreement with the County dated May 24, 1972.

As proposed, the Maryland-National Capital Park and Planning Commission (the “Commission”) and Karl Voglmayr (“Buyer”) desire to establish a condominium regime that will create three condominium units: Condominium Unit One (Warner Circle Special Park), Condominium Unit Two (Warner Circle Manor), and Condominium Unit Three (Carriage House). Condominium Unit One will continue to be owned by the County and operated by the Commission. Condominium Units Two and Three will be renovated into 15 for-sale condominium units and public use space for the community.

It is the intent of the Commission and the proposed Buyer, subject to the terms and conditions described more fully in the Material Terms Memo dated September 17, 2021, to convey Condominium Units Two and Three to the Buyer as part of the initial transaction. After closing, the Buyer will endeavor to obtain the necessary approvals for the development of Condominium Units Two and Three, including any required historic area work permits and approvals, financing, and building permits (collectively, the “Approvals”). This proposed course of action varies from the County’s usual requirement that the Approvals be obtained prior to the transfer of County property.

The Commission negotiated a purchase price of Six Hundred Seventy-Seven Thousand Five Hundred Dollars (\$677,500.00) for Condominium Units Two and Three (the “Purchase Price”).

The proposed Purchase Price is to be payable as follows: (a) Two Hundred Thousand Dollars (\$200,000) in cash due at Closing; (b) One Hundred Thousand Dollars (\$100,000) via promissory note secured by a first lien deed of trust; (c) One Hundred Thousand Dollars (\$100,000) via Assignment of Maryland Heritage Structure Award; and (d) Two Hundred Seventy-Seven Thousand Five Hundred Dollars (\$277,500) in-kind consideration in the form of a public benefit from the contemplated public use of the community space to be provided in Condominium Unit Three.

Under the proposed transaction, all proceeds of the sale will be assigned to the Commission, and the County must agree that the Purchase Price, as and when received, be allocated solely to the rehabilitation, refurbishment, and other costs for Condominium Unit One (Warner Circle Special Park). Typically, 25% of County land sale proceeds are directed to the Housing Initiative Fund (HIF) and the remaining portion is available for use once the Council appropriates the funds.

Buyer seeks the County and Commission's cooperation in its efforts to obtain or qualify for any real estate tax abatements, historic tax credits or tax credit awards, including the Maryland Heritage Structure Award ("Award") that may be available with respect to the purchase, development, renovation or rehabilitation of the project or any units therein, provided such cooperation is at no cost to the County or Commission. After closing, Buyer intends to apply for and diligently pursue the Award. If Buyer receives the Award, Buyer agrees that the first \$100,000 of the Award must be allocated to the rehabilitation and refurbishment of Condominium Unit One (Warner Circle Special Park). The Commission proposed that it retain all interest in the Award in excess of \$100,000.

If Buyer receives the Award, the Commission and Buyer will determine at that time whether Buyer will undertake the rehabilitation and refurbishment of Condominium Unit One using \$100,000 of the Award or whether Buyer will transfer \$100,000 for that purpose to the Commission. The Award is a discretionary award administered by the Maryland Historical Trust and is not guaranteed to be awarded to the Buyer for the proposed project. Accordingly, so long as Buyer applies for and diligently pursues the Award, Buyer shall have no liability to the County or Commission if the Award is not awarded for the Warner Circle project. The Commission's proposed use of the Award will require the Council's appropriation of the Award funds to the Commission.

As required under Section 11B-45 of the Montgomery County Code, an Executive Order declaring that the County-owned site is no longer needed for public use must be issued. Attached please find Executive Order 078-21 which was published in the *County Register* on September 16, 2021 to give notice of my intent to proceed with the sale, subject to the material terms.

I hope this information is helpful. If you have any questions, please contact Greg Ossont, Deputy Director, Department of General Services, at 240.777.6192 or greg.ossont@montgomerycountymd.gov.

Enclosure: Material Terms Memo date September 17, 2021
 Executive Order No 078-21

cc: David Dise, Director, Department of General Services
 Greg Ossont, Deputy Director, Department of General Services
 Ronnie Warner, Division Chief, Department of General Services
 Cynthia Brenneman, Division Chief, Department of General Services
 Jennifer Bryant, Director, Office of Management and Budget
 Michael Coveyou, Director, Department of Finance
 Kimberly Williams, Controller, Department of Finance
 Pete Fosselman, Director, Bethesda-Chevy Chase Regional Services Center




OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

MEMORANDUM

September 17, 2021

TO: Tom Hucker, President
Montgomery County Council

FROM: Marc Elrich, County Executive 

SUBJECT: Material Terms – Sale and Renovation of a Portion of Warner Circle
Special Park

The purpose of this memorandum is to provide the material terms of the proposed disposition and renovation of a portion of Warner Circle Special Parks. Attached you will find Executive Order No. 078-21 which was advertised in the County Register on September 16, 2021.

The County is the owner of Warner Circle Special Park, 10231 Carroll Place, Kensington, Maryland 20895 (Tax Account No. 13-01022343), containing approximately 4.5 acres of land (the “Property”). Since its acquisition, the Maryland-National Capital Park and Planning Commission (the “Commission”) has managed the Property pursuant to an Agreement with the County dated May 24, 1972 (the “1972 Agreement”) and has operated and continues to operate the Property with the expenditure of approximately \$1.7 million to-date to support the Property and the historic structures located on the Property.

The Commission entered into a non-binding Letter of Intent with Karl Voglmayr (“Buyer”), setting forth certain terms and conditions regarding his proposed purchase and renovation of a portion of the Property.

As proposed, the Commission and Buyer desire to establish a condominium regime that will create three condominium units: Condominium Unit One (Warner Circle Special Park), Condominium Unit Two (Warner Circle Manor), and Condominium Unit Three (Carriage House). Condominium Unit One will continue to be owned by the County and operated by the Commission. Condominium Units Two and Three will be renovated into 15 for-sale condominium units and public use space for the community.

It is the intent of the Commission and the proposed Buyer, subject to the terms and conditions described below, to convey Condominium Units Two and Three to the Buyer as part of the initial transaction. After closing, the Buyer will endeavor to obtain the necessary approvals for the development of Condominium Units Two and Three, including any required historic area work permits and approvals, financing, and building permits (collectively, the “Approvals”). This proposed course of action varies from the County’s usual requirement that the Approvals be obtained prior to the transfer of County property.

Buyer will draft the necessary condominium documents at Buyer’s sole expense, and it will be a condition precedent to closing on the sale of Condominium Units Two and Three that the final County and Commission approved condominium documents be recorded among the Land Records of Montgomery County.

The Property holds architectural, historical, and cultural importance to the residents of the Town of Kensington and the County. Buyer’s contemplated rehabilitation and re-use of the Property in accordance with the proposed transaction is intended to provide a benefit to the general public by preserving the historic structures, providing community space and continuing to subject the Property to certain legal restrictions regarding its alteration, improvement, development and use. On April 24, 2019, the Maryland Board of Public Works approved the proposed transaction. The Board of Public Works’ approval is required before the County and Commission can enter into a contract of sale under a historic preservation easement on the Property.

The Commission negotiated a purchase price of Six Hundred Seventy-Seven Thousand Five Hundred Dollars (\$677,500.00) for Condominium Units Two and Three (the “Purchase Price”). The proposed Purchase Price is to be payable as follows: (a) Two Hundred Thousand Dollars (\$200,000) in cash due at Closing; (b) One Hundred Thousand Dollars (\$100,000) via promissory note secured by a first lien deed of trust; (c) One Hundred Thousand Dollars (\$100,000) via Assignment of Maryland Heritage Structure Award; and (d) Two Hundred Seventy-Seven Thousand Five Hundred Dollars (\$277,500) in-kind consideration in the form of a public benefit from the contemplated public use of the community space to be provided in Condominium Unit Three.

Under the proposed transaction, all proceeds of the sale will be assigned to the Commission, and it is further proposed that the County agrees that the Purchase Price, as and when received, be allocated solely to the rehabilitation, refurbishment, and other costs for Condominium Unit One (Warner Circle Special Park). Typically, 25% of County land sale proceeds are directed to the Housing Initiative Fund (HIF) and the remaining portion is available for use once the Council appropriates the funds.

Buyer seeks the County and Commission’s cooperation in its efforts to obtain or qualify for any real estate tax abatements, historic tax credits or tax credit awards, including the Maryland Heritage Structure Award (“Award”) that may be available with respect to the purchase, development, renovation or rehabilitation of the project or any units therein, provided such cooperation is at no cost to the County or Commission. After Closing, Buyer intends to apply for and diligently pursue the Award. If Buyer receives the Award, Buyer agrees that the

first \$100,000 of the Award must be allocated to the rehabilitation and refurbishment of Condominium Unit One (Warner Circle Special Park). The Commission proposed that it retain all interest in the Award in excess of \$100,000.

If Buyer receives the Award, the Commission and Buyer will determine at that time whether Buyer will undertake the rehabilitation and refurbishment of Condominium Unit One using \$100,000 of the Award or whether Buyer will transfer \$100,000 for that purpose to the Commission. The Award is a discretionary award administered by the Maryland Historical Trust and is not guaranteed to be awarded to the Buyer for the proposed project. Accordingly, so long as Buyer applies for and diligently pursues the Award, Buyer shall have no liability to the County or Commission if the Award is not awarded for the Warner Circle project. The Commission's proposed use of the Award will require the Council's appropriation of the Award funds to the Commission.

I hope this information is helpful. If you have any questions, please contact Greg Ossont, Deputy Director, Department of General Services, at greg.ossont@montgomerycountymd.gov.

Enclosure: Executive Order No. 078-21

cc: David Dise, Director, Department of General Services
Greg Ossont, Deputy Director, Department of General Services
Ronnie Warner, Division Chief, Department of General Services
Cynthia Brenneman, Division Chief, Department of General Services
Jennifer Bryant, Director, Office of Management and Budget
Michael Coveyou, Director, Department of Finance
Kimberly Williams, Controller, Department of Finance
Pete Fosselman, Director, Bethesda-Chevy Chase Regional Services Center



MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Disposition of County Property: Warner Circle Buildings	Executive Order No. 078-21	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date 09/17/2021

BACKGROUND

WHEREAS, the County is the owner of certain parcel(s) of property generally known as Warner Circle Special Park, 10231 Carroll Place, Kensington, Maryland 20895 (Tax Account No. 13-01022343), containing approximately 4.5 acres of land (the "Property"); and

WHEREAS, since its acquisition, the Maryland-National Capital Park and Planning Commission (the "Commission") has managed the Property pursuant to an Agreement with the County dated May 24, 1972 (the "1972 Agreement"), and has operated and continues to operate the Property with the expenditure of approximately \$1.7 million to-date to support the Property and the historic structures on the Property; and

WHEREAS, the Commission entered into a non-binding Letter of Intent ("LOI") with Karl Voglmayr, setting forth proposed terms and conditions regarding the purchase of a portion of the Property using an LLC to be registered with the State of Maryland (the "Buyer"); and

WHEREAS, the LOI proposes that a condominium regime be recorded creating three condominium units on the Property: (Warner Circle Special Park), Condominium Unit Two (Warner Circle Manor), and Condominium Unit Three (Carriage House); and

WHEREAS, Condominium Unit One will continue to be owned by the County and operated by the Commission and Condominium Units Two and Three will be renovated into 15 for-sale, residential, condominium units and public use space for the community; and

WHEREAS, the Buyer must draft all necessary condominium documents at Buyer's sole expense and it will be a condition precedent to closing on the Buyer's acquisition of Condominium Units Two and Three that the final County and Commission approved condominium documents be recorded among the Land Records of Montgomery County; and

WHEREAS, the Property is subject to certain legal restrictions regarding its alteration, improvement, development and use, including a historical preservation easement; and

WHEREAS, the Property holds architectural, historical, and cultural importance to the residents of the Town of Kensington, Montgomery County; and Buyer's contemplated rehabilitation and re-use of the Property in accordance with the proposed transaction is intended to provide a benefit to the general public by preserving the historic structures and providing community use space; and



MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Disposition of County Property: Warner Circle Buildings	Executive Order No. 078-21	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date 09/17/2021

WHEREAS, on April 24, 2019, the Maryland Board of Public Works approved the proposed transaction, as required under an historic preservation easement on the Property, before the Property can be sold; and

WHEREAS, the development, construction, renovation and rehabilitation of Condominium Unit Two (Warner Circle Manor) and Condominium Unit Three (Carriage House) is referred to as the "Project;" and

WHEREAS, as proposed, the County will sell to Buyer, and Buyer will purchase from County, Condominium Units Two and Three at a purchase price of of Six Hundred Seventy-Seven Thousand Five Hundred Dollars (\$677,500.00) (the "Purchase Price"); and

WHEREAS, the Purchase Price shall be payable as follows: (a) Two Hundred Thousand Dollars (\$200,000) in cash due at closing; (b) One Hundred Thousand Dollars (\$100,000) via promissory note secured by a first lien deed of trust; (c) One Hundred Thousand Dollars (\$100,000) via Assignment of Maryland Heritage Structure Award ("Award"); and (d) Two Hundred Seventy-Seven Thousand Five Hundred Dollars (\$277,500) in-kind consideration in the form of public benefit from the contemplated public use of the community space proposed in Condominium Unit Three; and

WHEREAS, it is proposed that the Purchase Price, as and when received, be allocated solely to the rehabilitation, refurbishment, and other costs for Condominium Unit One; and

WHEREAS, after closing, Buyer will endeavor to obtain the necessary approvals, including historic area work permits and building permits, as well as the financing, for the renovation of the historic structures in Condominium Units Two and Three, into fifteen (15) residential condominium units and community space; and

WHEREAS, the County and the Commission intend to cooperate with Buyer in its efforts to obtain or qualify for any real estate tax abatements, historic tax credits or tax credit awards, including, without limitation, the Award, that may be available with respect to the purchase, development, renovation or rehabilitation of the Project, provided such cooperation shall be at no cost to the County or Commission; and

WHEREAS, after Closing, Buyer agrees to apply for and diligently pursue the Award and agrees that the first \$100,000 of the Award be allocated to the rehabilitation and refurbishment of Condominium Unit One; and

WHEREAS, it is proposed that the Commission retain the Award funds in excess of \$100,000; and



MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Disposition of County Property: Warner Circle Buildings	Executive Order No. 078-21	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date 09/17/2021

WHEREAS, if Buyer receives the Award, it will then be determined whether Buyer will undertake the rehabilitation and refurbishment of Condominium Unit One using \$100,000 of the Award or, subject to County Council approval, whether Buyer will transfer \$100,000 for that purpose to the Commission; and

WHEREAS, under Section 11B-45 of the County Code, the County may waive the requirement that County land be disposed of at less than full market value; and

WHEREAS, as proposed, the disposition of the Condominium Units Two and Three, would be at less than full market value; and


WHEREAS, the less than full market value for Condominium Units Two and Three is in the best interest of the County to promote the restoration of the historic structures located thereon and to reduce the public expense of continuing to maintain the historic structures; and

WHEREAS, in accordance with the provisions of Montgomery County Code Section 11B-45, Disposition of Real Property, the County Executive must issue an Executive Order declaring that County owned or controlled land is no longer needed for County use.

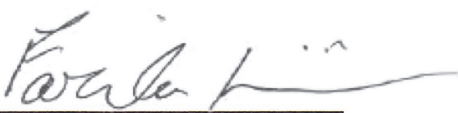
ACTION

In consideration of the above recitals, the County Executive hereby declares that a portion of the Warner Circle Special Park, as described above, is no longer needed for County use and is available for disposition through sale to the LLC to be established by the proposed Buyer in the manner described in this Executive Order.

Approved as to Form and Legality
Office of the County Attorney

By: 
Date: 9-2-21

APPROVED


Fariba Kassiri, Deputy Chief Administrative Officer
Date: 09/10/2021



Warner Circle Special Park

(P118703)

Category	M-NCPPC	Date Last Modified	09/23/21
SubCategory	Development	Administering Agency	M-NCPPC
Planning Area	Kensington-Wheaton	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	695	76	19	-	-	-	-	-	-	-	600
Site Improvements and Utilities	5,482	899	231	-	-	-	-	-	-	-	4,352
TOTAL EXPENDITURES	6,177	975	250	-	-	-	-	-	-	-	4,952

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	5,013	61	-	-	-	-	-	-	-	-	4,952
PAYGO	139	139	-	-	-	-	-	-	-	-	-
State Bonds (M-NCPPC Only)	1,025	775	250	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	6,177	975	250	-	-	-	-	-	-	-	4,952

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	FY11
Appropriation FY 24 Request	-	Last FY's Cost Estimate	6,177
Cumulative Appropriation	1,225		
Expenditure / Encumbrances	1,225		
Unencumbered Balance	-		

PROJECT DESCRIPTION

Warner Circle Special Park (WCSP), located in the heart of the Kensington Historic District, was the home of Brainard Warner, the founder of the Town of Kensington and a significant figure in the development of Montgomery County. This 4.5-acre park was acquired through the Legacy Open Space program to preserve historic structures and valuable public open space in a down county location. This PDF funds (1) repair work to stabilize the manor house and carriage house in preparation for adaptive reuse and (2) improvements to the parkland surrounding the historic structures to create an attractive and functional park. Park improvements funded by this project to date include: demolished nursing home wings and restored associated parkland; addressed deferred maintenance of significant trees and landscaping; re-created the historic loop road; and stabilized the main house by reconstructing historic exterior walls, repairing damaged porches and roof areas, and rebuilding the rear stone terrace.

After a lengthy search for an appropriate adaptive reuse, the historic structures are proposed to be sold to a residential developer specializing in historic structures via a condominium regime that would retain the park in public ownership save for an approximate

6-foot buffer around the buildings. The disposition and conversion of the buildings into private residences will be governed by an existing Maryland Historical Trust preservation easement, Historic Preservation Commission review, and other binding legal contracts to ensure the preservation of the historic resources and appropriate integration of the private units into a well-used and well-loved public park, including full public access to the park grounds and some public access to the historic buildings and terraces for special events. If disposition of the buildings for residential conversion does not proceed, public private partnerships or other tools to achieve appropriate adaptive reuse will be pursued. This PDF will continue to fund improvements to the public amenities on this significant historic park.

ESTIMATED SCHEDULE

Phase I completed in FY14. Structural stabilization complete in 2017. Negotiations are ongoing with potential unsolicited partner.

PROJECT JUSTIFICATION

Montgomery County Master Plan for Historic Preservation (1979); Kensington Historic District listed in 1986; From Artifact to Attraction: A Strategic Plan for Cultural Resources in Parks (2006); National Register of Historic Places: Kensington Historic District (1980); Vision for Kensington: A Long-Range Preservation Plan (1992); Legacy Open Space Functional Master Plan (2001); Facility Plan approved by Planning Board (2011)

FISCAL NOTE

In 2004, 2006, 2010, 2011 and 2015 a total of \$725,000 in state bond bills was awarded to M-NCPPC for this project. State Board of Public Works has approved consent that Parks, via County approval, may dispose of two buildings while retaining ownership of all ground and has forgiven loan repayment, affirming that all bonds were used for permanent historic preservation improvements to the property.

DISCLOSURES

A pedestrian impact analysis has been completed for this project. M-NCPPC asserts that this project conforms to the requirement of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

COORDINATION

Restoration of Historic Structures, PDF# 808494, Maryland Historical Trust, Town of Kensington, Montgomery County Historic Preservation Commission. Parks has committed to a great deal of community outreach on this project as well as research into uses that can be accommodated by the building code. Agreeing on an appropriate and necessary use for this building is essential at this time to prevent further vandalism and the unnecessarily rapid deterioration that accompanies vacant structures.

Warner Circle Park Community Presentation

Karl Voglmayr
President

The Warner Circle Park Development Plan
10231 Carroll Place
Kensington, MD 20895
Tel: 202-439-7701



Contents

- Washington Landmark Construction (WLC)
- Experience: sticking to core competencies
- Gymnasium Project at National Park Seminary
- Preservation and Re-purposing
- Warner Circle Park Mansion development objectives
- Financial Viability--Self-Sustaining for Future Generations
- Community involvement and public access
- Our Warner Circle adaptive reuse proposal
- Community integration and next steps
- Indicative Schedule
- Q&A

Introduction to Washington Landmark Construction (WLC)



1990

2000

2010

2019

Karl V. graduates
from John Hopkins
business school

WLC
founded

1734 17th St., NW
My First Home Purchase

1915 Kenyon St., NW
2nd Development

Ground-up 8 units
1402 -1404 Swann St., NW

40 Unit Restoration
325 P Street, SW

Purchase of the
Gymnasium
+
4710 Bayard Blvd.
Bethesda, Maryland

Karl V. adjunct
professor of real
estate at
Georgetown
University

The Power
Plant construction
starts

Washington Landmark Construction (WLC)



Karl Voglmayr: Expert in Real Estate Development

Trevor Voglmayr: Expert in Construction

WLC and Warner Circle:

Core Competencies

- Preservation Award-Winning Company.
- Specializing in historic buildings.
- Recently completed project similar to Warner.
- Currently rehabilitating another historic complex.

The Gymnasium at NPS

Washington Landmark's Premier Historical Rehabilitation Project



Circa 1930s



2014: Prior to Renovations

The Gymnasium at NPS

Washington Landmark's Premier Historical Rehabilitation Project



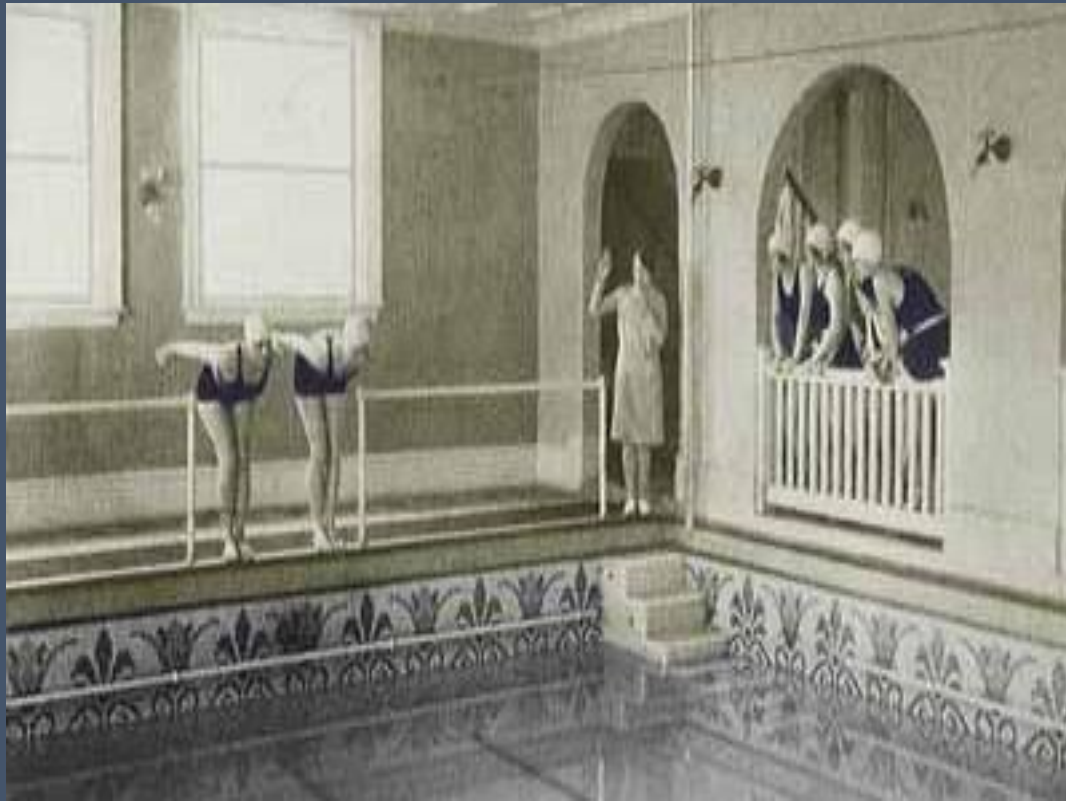
2016 - Restored and Rehabilitated



Floor Plans

The Gymnasium at NPS

Washington Landmark's Premier Historical Rehabilitation Project



The pool in use – 1930s



The “Poseidon” Unit – 2016

Preservation and Re-purposing:

- Excellent track record re-purposing buildings into residences.
- Extensive experience working with historic preservation review agencies
- Strive to retain as much of historic character as possible.

Warner Circle Park Mansion Project Objectives

1. Multi-unit condominium residences.
1. Retain public access to the buildings and entire park.
2. Community Aging in Place Advancing Better Living for Elders (C.A.P.A.B.L.E.)—

Financial Viability

Self-Sustaining for Future Generations

- Developing condominium residences necessitates putting in place a self-sustaining financial regime.
- A capital reserve account will be established as part of the condominium fees.
- The reserve fund is used for these life cycle replacement needs.

Community Involvement and Public Access

- The grounds of the Warner Circle Park will remain fully accessible to the community.
- A key part of our Warner Circle development plan is community-focused.

Warner circa 1940s - Community Parlor

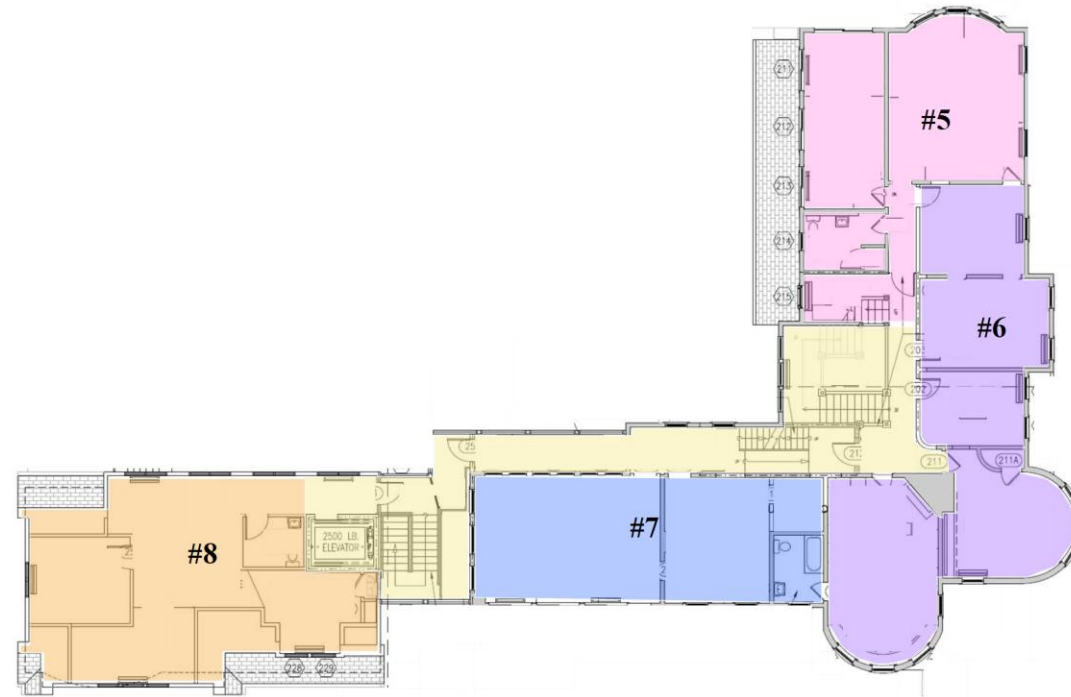


David Bell Architects

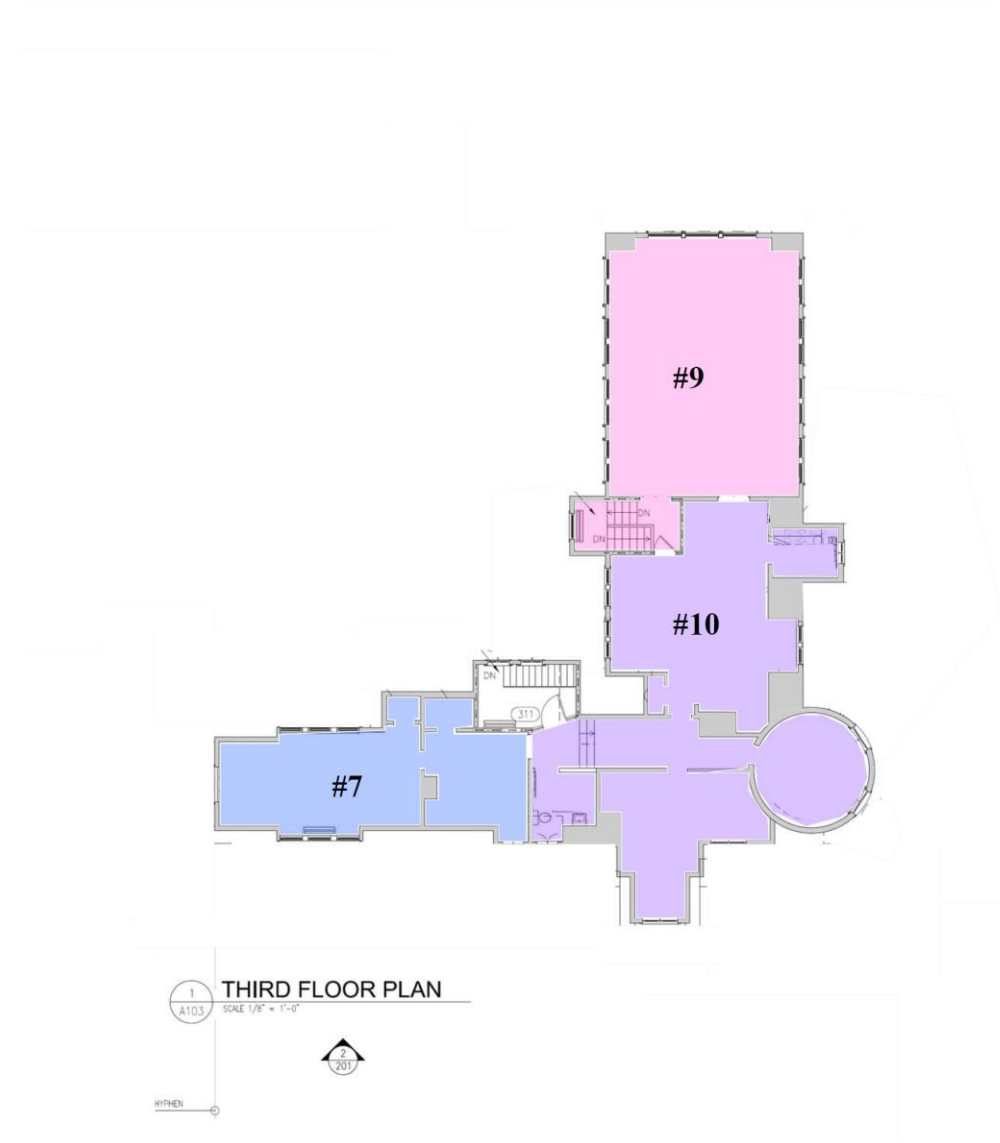
2009 Concept Design







1 SECOND FLOOR PLAN
A102 SCALE 1/8" = 1'-0"

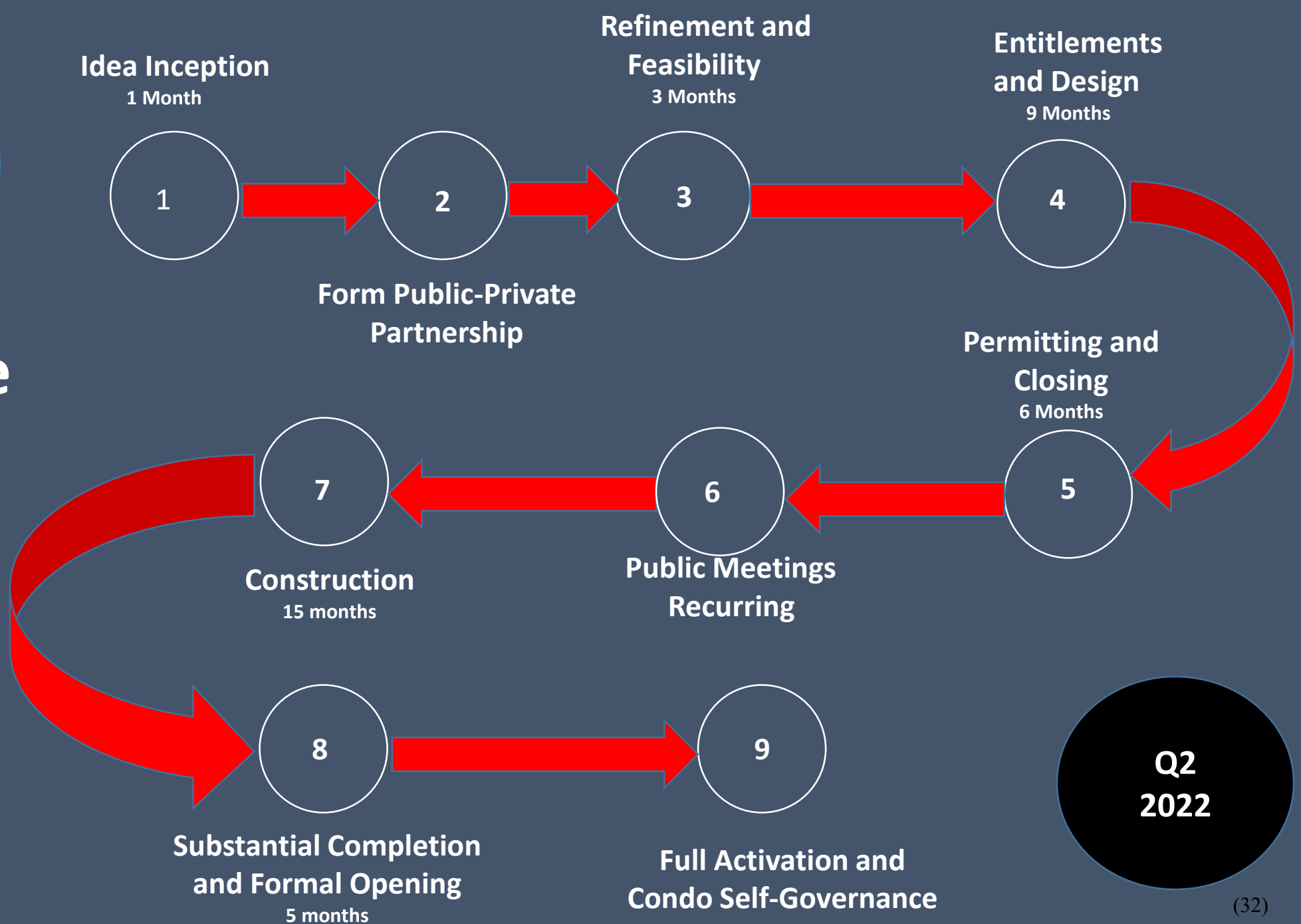


Community Integration and Next Steps

- Traffic, parking, and site circulation will be carefully thought through and discussed with the community, the civil engineers and the life safety agencies.
- We envision improving landscaping around the buildings, adding impervious parking surfaces in place of asphalt and thorough storm water understanding.
- As we move forward, we wish to be as transparent about our schedule as possible.

Indicative Project Timeline

Q1
2019





EAST ELEVATION CONCEPT
1/8" = 1'-0"

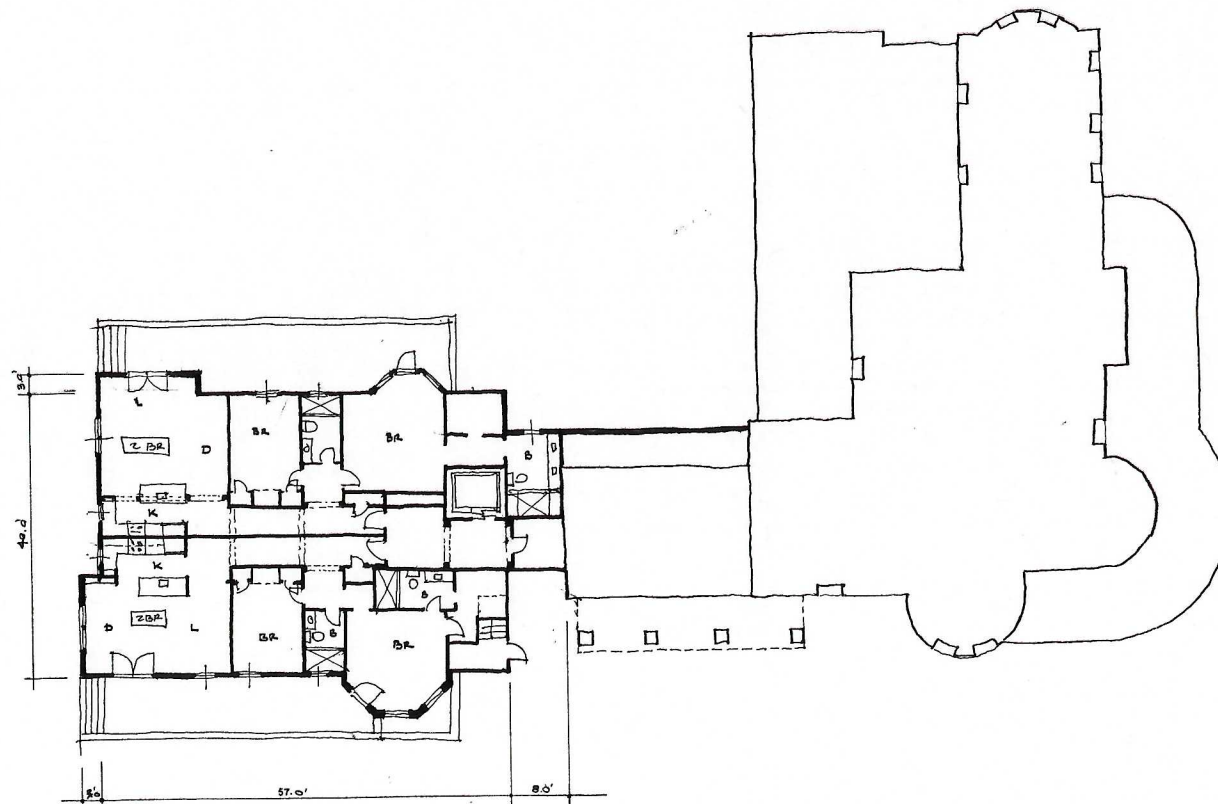
FREDERICK TAYLOR, AIA
1433 OTIS STREET NE
WASHINGTON DC, 20017
(202) 435-8087 - (202) 277-8087
www.fttsearchitect.com

WARNER MANSION
10231 CARROLL PLACE
KENSINGTON, MD 20895

ISSUED
Prelim. 11/12/20

EAST ELEVATION
CONCEPT
1/8" = 1'-0"

A3.1



BASEMENT CONCEPT PLAN
 1/8" = 1'-0"

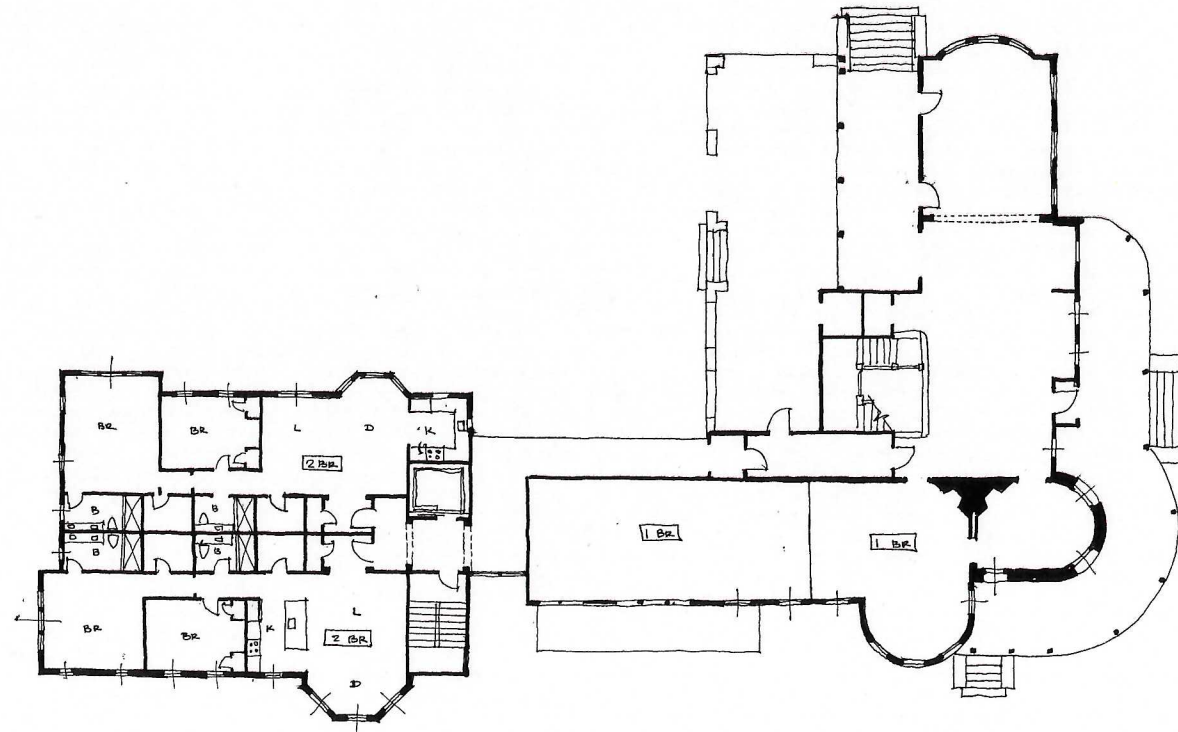
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 www.freychasearchitect.com

WARNER MANSION
 10231 CARROLL PLACE
 KENSINGTON, MD 20895

ISSUED
 Prelim. 11/12/20

**CELLAR LEVEL -
 CONCEPT PLAN**
 1/8" = 1'-0"

A2.0



FIRST FLOOR CONCEPT PLAN
1/8" = 1'-0"

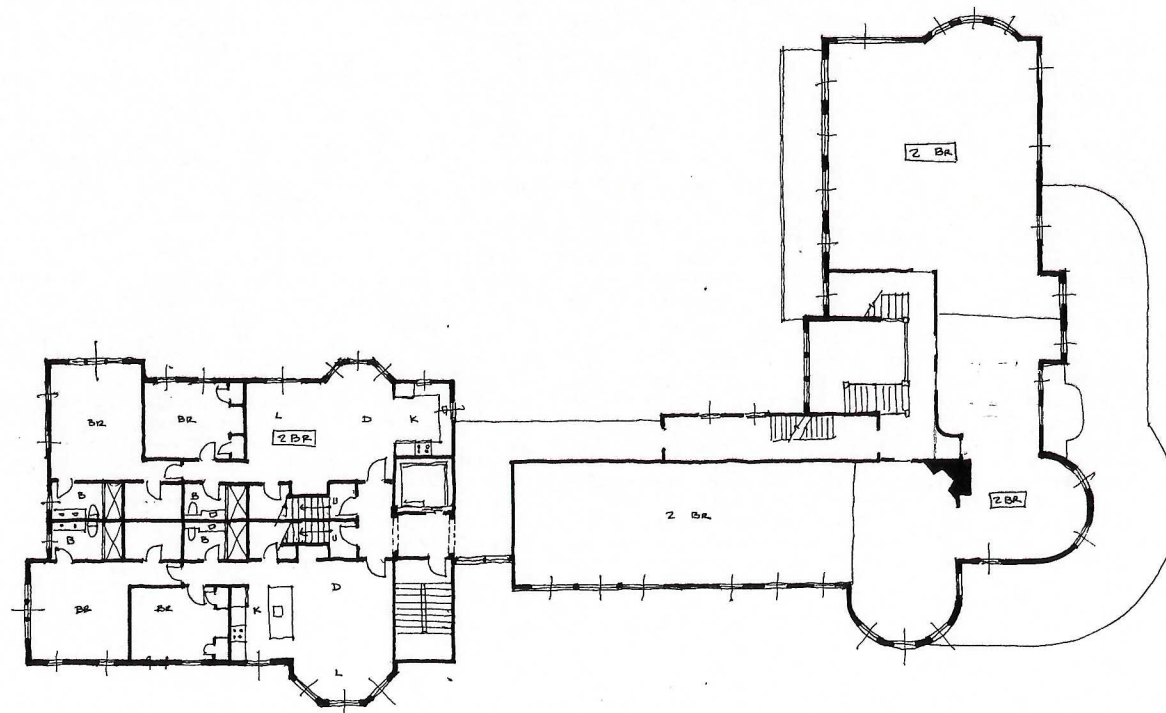
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WARNER MANSION
10231 CARROLL PLACE
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ISSUED
Prelim. 11/12/20

FIRST FLOOR
CONCEPT PLAN
1/8" = 1'-0"

A2.1



SECOND FLOOR CONCEPT PLAN
 1/8" = 1'-0"

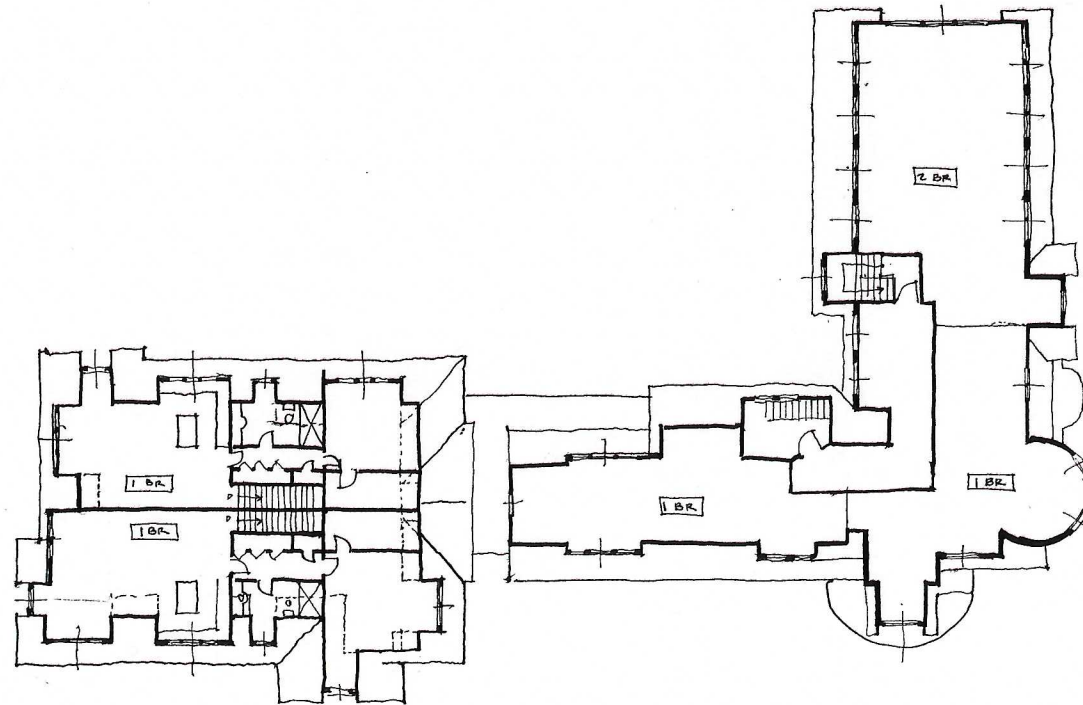
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WARNER MANSION
 10231 CARROLL PLACE
 KENSINGTON, MD 20895

ISSUED
 Prelim 11/12/20

**SECOND FLOOR -
 CONCEPT PLAN**
 1/8" = 1'-0"

A2.2



ATTIC LEVEL CONCEPT PLAN
1/8" = 1'-0"

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(202) 635-8087 - (202) 277-8887
www.chevyCHASEarchitect.com

WARNER MANSION
10231 CARROLL PLACE
KENSINGTON, MD 20895

ISSUED
Prelim. 11/12/20

ATTIC FLOOR -
CONCEPT PLAN
1/8" = 1'-0"

A2.3



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6611 Kenilworth Avenue • Riverdale, Maryland 20737

MCPB No. 22-016

M-NCPPC No. 22-02

Warner Circle Special Park:

- **Disposition of Warner Circle Manor and Carriage House**

RESOLUTION

WHEREAS, the Maryland-National Capital Park and Planning Commission ("**Commission**") is authorized under the Md. Code, Ann., Land Use, §§ 17-205 and 17-206(a), to dispose and transfer land held by it when the Commission determines such land is no longer needed for public use and where the proceeds from such disposition will be used for improvements to recreational facilities in the metropolitan district; and

WHEREAS, the Commission holds certain property interest, via a 1972 Agreement with Montgomery County, in two parcels of property known as the Warner Circle Special Park, located at 10231 Carroll Street, Kensington, Maryland, 20895 (the "**Park**"), containing approximately 4.44 acres of land, improved with a historic manor house and carriage house among the parkland, recorded among the Land Records of Montgomery County at Liber 32994 folio 733 and Liber 34694 folio 523 (Tax Account Nos. 13-01022343 and 13-03554268) (the "**Property**"); and

WHEREAS, on November 20, 2018, the Commission's Montgomery County Department of Parks ("**Parks Department**") entered into a Letter of Intent with the principal of Warner Circle Mansion Condominiums, LLC (the "**Developer**"), for the disposition of the manor and carriage houses at the Property (the "**Buildings**"), and a development whereby the Buildings and the Park would be operated under a condominium regime (the "**Park Development**"); and

WHEREAS, following review and analysis of the Park Development by the Commission staff, the said staff issued a memorandum to the Montgomery County Planning Board ("**Planning Board**"), dated January 28, 2022, setting forth its analysis and recommendation to establish a condominium regime in which the Buildings and the underlying land would constitute individual condominium units, and for approval of the disposition of those condominium units containing the Buildings, subject to certain conditions ("**Staff Report**"); and

WHEREAS, on February 3, 2022, the Planning Board held a public hearing at which the Planning Board heard testimony and received evidence submitted for the record and voted to approve the establishment of a condominium regime at the Property for the operation of the Buildings and Park; and

WHEREAS, on February 3, 2022, the Planning Board also approved the Park Development, and voted to recommend that the Commission approve the disposition of the condominium units containing the Buildings by the vote as certified below.

NOW, THEREFORE, BE IT RESOLVED that, subject to the conditions set forth in the Staff Report, the Planning Board has determined that with the Park Development, the Buildings are no longer needed for public use, and that the proceeds from the sale of the condominium units containing the Buildings will be used to further improve the Park.

BE IT FURTHER RESOLVED that, the Planning Board hereby recommends that the Commission approve creation of the condominium regime and conveyance of the condominium units containing the Buildings to the Developer, conditioned on the following:

- (i) Completion of the Montgomery County's ("**County**") disposition process and the County approval to sell the Buildings to the Developer.
- (ii) Approval of the building use, design, proposed addition, and archaeological treatment plan by the Montgomery County Historical Preservation Commission (HPC) and Maryland Historical Trust (MHT), including any necessary amendment to the MHT easement over the parkland.
- (iii) Approval of Zoning, Site Plan, and other necessary plans and use approvals by the Planning Board (in its capacity as a regulatory body) or other public entities
- (iv) Developer obtaining a Park Construction Permit and ancillary Archaeology Permit from the Commission's Parks Department for all construction and ground disturbing activities within the Park.
- (v) Designation of the sales proceed from the Buildings into Warner Circle Special Park CIP No. P118703.
- (vi) Final approval by the Commission's Office of General Counsel for all Park Development documents, including the sale and purchase agreement for the Buildings, condominium documents, and other related contracts and documents.

BE IT FURTHER RESOLVED that, the Commission hereby adopts the Planning Board's finding, accepts the Planning Board's recommendation and approves establishment of a condominium regime and the disposition and conveyance of those condominium units containing the Buildings to the Developer in accordance with the terms and conditions recommended and imposed by the Planning Board.

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Gerald Cichy, seconded by Commissioner Carol Rubin, with Chair Anderson and Commissioners Cichy, Rubin, Patterson, and Verma voting in favor at its regular meeting held on Thursday, February 3, 2022, in Wheaton, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board

APPROVED AS TO LEGAL SUFFICIENCY:

By:  2/3/2022
M-NCPPC Legal Department Date

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner _____, seconded by Commissioner _____, with a vote of __ - __; Commissioners _____ voting in favor of the motion, at its regular meeting held on Wednesday, _____, 2022, in _____, Maryland.

Asuntha Chiang-Smith
Executive Director

I am asking you not to approve the “declaration of no further need” for any part of the Warner Circle property in Kensington Park.

More than eight years ago someone in Kensington told me that there was a developer looking at building condos inside of the Warner Mansion and the neighborhood “kind of liked that idea.”

In the late nineteenth century a curious wave of philanthropy began from people we now call robber barons—often born poor or working class, self educated, ruthless in business, and without much sympathy for their own workforce or anyone else who stood in their way—these folks began to “give back”.

Enoch Pratt of Baltimore was one of them but in later life he donated money to create the Baltimore public library system to benefit common people “regardless of class or color.”

Pratt’s story inspired others, notably Andrew Carnegie, to do the same and to convince others to do more.

The Carnegie Libraries, Carnegie-Mellon University, Huntington Library and Gardens, Stanford University were all donated to the public by rich people who wanted to improve the lot of others in the human community.

Griffith Park, the Griffith Park Observatory, and the Greek Theater in Los Angeles were “Christmas presents” to the city from G. F. Griffith who made his fortune in mining.

In Montgomery County the Hecht Co donated the land for the old Silver Spring Library and the park adjacent, the Chevy Chase Land Co donated the parcel where the Chevy Chase Library and the Chevy Chase Fire Station stand, and the Davis family donated land from their family farm for the Davis Library.

Sometime in the late twentieth century that flow from the rich to their communities began to falter and many municipalities now seem to think it is acceptable to build arenas for sports, to give tax breaks and public resources to private entities who develop them for profit and for private companies to build, and then control the future of, public projects—also for profit.

Projects like these (the Fillmore in Silver Spring, the Forest Glen National Seminary development, the long-term lease of public school buildings and other county structures to private schools or other entities) transfer public property to private uses without fully taking into account the price that the public has paid for them in the past and the price the public will pay in the future.

Paying for the Fillmore's three million dollar cost overrun with Department of Recreation dollars was a choice that still reverberates through the system—leaving little or no money to repair or renovate other park and recreation structures. The Warner Circle property is one of those which lost out on funding.

When the Forest Glen National Seminary was developed there was a loss of green space, of walking trails, and loss of access to the Rock Creek Park below the development.

Following the original intent of public use, Warner Circle Special Park has been looked after and maintained for years with public dollars.

I think it is wrong to imagine that public buildings have to earn their keep and that if they don't we should offload them, usually for nothing or for far below market value, to someone who can "follow through" with a private project that benefits few and enriches few.

So again I ask, please vote no to the "declaration of no further need" for Warner Mansion and Warner Circle.

Thank you.

Mayor Tracey Furman

**Council Member Darin Bartram
Council Member Nate Engle**



**Council Member Conor Crimmins
Council Member Bridget Hill-Zayat**

February 1, 2022

The Honorable Nancy Navarro, GO Chair, Hans Riemer, PHED Chair
Council Office Building
100 Maryland Avenue
Rockville, MD 20850

**Re: Warner Mansion and Carriage House
10231 Carroll Place, Kensington, MD 20895**

Dear Councilmembers Navarro and Riemer:

Please accept this letter on behalf of the Kensington Town Council, along with the Friends of Warner Circle, in support of the sale of the Warner Mansion and Carriage House to Washington Landmark Construction.

Since the County purchased the property in 2005 through the Legacy Open Space program, Parks has worked tirelessly to find an appropriate use of the Warner Mansion and Carriage House. Washington Landmark Construction's proposal to rehabilitate the historic structures creating multi-family residential condos while preserving the county's ownership of the public park is a win-win for our community.

The Kensington Town Council unanimously supports the proposed sale of the Warner Mansion and Carriage House, which was previously approved by Resolution at our May 10, 2021, Council Meeting.

Sincerely,

Tracey Furman,
Mayor

Cc: Gabe Albornoz, Council President
Andrew Friedson
Evan Glass
Tom Hucker
Will Jawando
Sidney Katz
Craig Rice
Kensington Town Council

**Town of Kensington 3710 Mitchell Street Kensington, MD 20895
Phone 301.949.2424 Fax 301.949.4925
www.tok.md.gov**



FRIENDS OF WARNER CIRCLE

January 31, 2022

Dear Council Members Nancy Navarro (GO Chair) and Hans Riemer (PHED Chair),

We are Montgomery County residents representing the community of Kensington, writing today to urge you to approve with all possible expediency the agreement between the County and Washington Landmark Construction's (WLC) regarding the Warner Mansion and Carriage House. This letter reiterates the support we expressed in a May 2021 letter to County Executive Elrich and the Council Members.

We fully recognize that the pandemic has required the commitment of time and County resources for problems far weightier than Warner during the past two years. Our community has been patiently waiting for signs of forward movement on this project. A great many of us have been dedicated - as has the excellent Parks Department staff - for well over a decade to finding an appropriate use for the buildings. We can truly celebrate the steps that have been taken to date on behalf of this historic property, as demonstrated every day by how well Warner Circle Park is being used by citizens of all ages, for a wide range of purposes.

However, the buildings are falling further into a state of dilapidation and disrepair, at risk of demolition by neglect. The proposal from WLC is the first viable proposal for the Warner Mansion and Carriage House since the County purchased it through the Legacy Open Space program in 2005. This despite well-publicized requests for proposals and Herculean efforts by Parks staff and members of the Kensington community to identify and recruit interested parties.

You have in hand an excellent agreement that the members of our community, the Town of Kensington's Mayor and Council, the Montgomery County Historic Preservation Commission, and the Maryland Historical Trust all support.

In Karl Voglmayr and WLC you have a builder with personal and professional integrity, and a deep love for and experience with bringing historic buildings into full use. We have all observed his preservation efforts on the National Park Seminary's Gymnasium and Power Plant projects and wholeheartedly support the County entrusting Warner Mansion and Carriage House to his vision. Now it is time to take decisive action to preserve the buildings, which desperately need rehabilitation. This opportunity cannot be wasted.

This proposal is that rare thing in today's world – a “win-win” proposition. The County would move the Warner Circle Park buildings off its books. The buildings would be preserved and rehabilitated for multi-family housing and become a source of tax revenue for the County and Town. The parkland would continue to be fully preserved for public use, including the Noyes Reading Garden and community events like Opera in the Circle.

We appreciate your time and look forward to hearing that the project is moving forward!

Sincerely,

Jason Gerson, Chairperson
Friends of Warner Circle, Inc.
jason.p.gerson@gmail.com

Katherine Wood, Treasurer
Friends of Warner Circle, Inc.
woodyoule@gmail.com

Helen Crettier Wilkes, Board Member
Friends of Warner Circle, Inc.
hcrettierwilkes@gmail.com

Sue Gander, Secretary
Friends of Warner Circle, Inc.
suegander@mail.com

Sheila Dinn, Member
dinnsofmd8@comcast.net
Friends of Warner Circle, Inc.

Ann Lichter, Member
Friends of Warner Circle, Inc.
annlichter@gmail.com

Julie O'Malley, Member
Friends of Warner Circle, Inc.
Kensington Historical Society, Past President
julie@omalleyfamily.com

Gloria Capron, Member
Friends of Warner Circle, Inc.
gcidesign@gloriacapron.com

Carl Blake, Board Member
Friends of Warner Circle, Inc.
cblake504@gmail.com

cc:

Council President, Gabe Albornoz
Andrew Friedson
Evan Glass
Tom Hucker
Will Jawando
Sidney Katz
Craig Rice